



Offers in the Region of  
**£540,000**  
(Freehold)

**The Holborn Hotel,**  
Thurso, Caithness, KW14 7BQ







Outstanding small hotel in an excellent central trading position on the North Coast 500 route

Comprising 7 comfortable letting bedrooms, Red Pepper Restaurant, and Bar

Strong income levels and solid profitability

Strong history of sustainable trading throughout the year

A highly successful opportunity for new owners to build on this fruitful business and take it to the next level





## DESCRIPTION

The Holborn Hotel is a successful licensed hotel which enjoys an excellent trading location, in the centre of the bustling Highland town of Thurso. The building was built over 100 years ago and is of a traditional construction, stone walls with a slate roof. Over the years the building has been adjusted and extended into the well setout building we see today. The business has no single trading dependency and enjoys income across all three traditional revenue streams of beverage sales, catering and accommodation provision. Located on the popular North Coast 500 route has significantly contributed to the hotel maintaining 100% occupancy from May to September in recent years.

On the food and beverage side, the exceptionally spacious bar and covered external seating and enjoys a tremendous level of support from locals, tourists and business clientele alike. The bar is most comfortably furnished and has capacity for at least 60 seated covers internally, supplemented by a further 20 covers set outside on an area of covered smart modern decking. An excellent range of draft beers, spirits, wines and minerals are on offer, these are complemented by a comprehensive and popular bar menu for diners. The high-quality food and beverage operation combined with welcoming staff and the smart, well equipped, modern facilities give the bar a deservedly superb reputation. The introduction of music nights and booked bands has also boosted bar takings and popularity.

Whilst the bar offers a good choice of dining options, the Red Pepper Restaurant, with 40 covers, provides a more formal yet intimate dining experience. Attractive down-lighting, smart hardwood floors and well-appointed furnishings create a fresh modern setting in which to enjoy the delights of individually selected dishes from the carefully planned a la carte menu. Meals are freshly prepared using locally sourced produce where possible, with a choice of fresh fish and shellfish landed locally at Scrabster Harbour. In addition to the restaurant, the hotel has a further private dining room which proves popular for family celebrations, birthdays and business meetings where guests can enjoy the privacy of their own company.

















## BUSINESS OPERATION

The business community is highly active in the county resulting in a strong year-round demand for accommodation supplemented by tourists, sporting enthusiasts, North Coast 500 travellers and the many other visitors who visit the area. Bookings for accommodation come in via use of portals such as booking.com and the hotels own website. Business bookings come in via capita travel and various other websites. The level of repeat business is high.

The Red Pepper Restaurant has established a sound reputation and is very popular in the area, supported by a team of three chefs this restaurant is going from strength to strength. The bar food is also well received and the music and entertainment on offer certainly attracts clientele. New owners will benefit from the NC500 tourist traffic.

## LOCATION

The busy town of Thurso sits on the far north east coast in the county of Caithness on the Thurso River estuary. For salmon anglers, other than the renowned Thurso River itself, the rivers Wick, Forss, Halladale and Helmsdale are all a comfortable trip by car for those seeking a bit of variety. Not only does the area host this impressive range of top salmon rivers, it is a prime Scottish destination for wild brown trout angling. Lochs Watten, St Johns, Heilan and Toftingall are but a few of the fisherman's favourite choices from a plethora of wild hill lochs. Sea fishing from Scrabster harbour offers an alternative to game angling, all these opportunities combine to offer year-round sport. Golfers are also well provided for with 18-hole courses at Thurso itself, nearby Wick and Reay. As for the tourist, there are lots of options. A day trip to Orkney, numerous sites of archaeological interest, the Castle of Mey to the north, Dunrobin Castle to the south or perhaps a day out to John O'Groats. The nearby thriving harbour at Scrabster is another asset to the area bringing revenue from fish landings, commercial / cargo vessels and passenger liners. With an increased focus upon renewable energy the County has attracted various wind farms and is set to lead the field in tidal energy amidst the Pentland Firth.











## THE PROPERTY

The Holborn Hotel is a semi-detached property of traditional construction. Stone built under a slate roof; the subjects are arranged over 3 levels.

## PUBLIC AREAS

From a prime central trading location, the hotel's main entrance opens into the welcoming reception hallway facing the substantial reception desk. To the left is the spacious bar. The bar has a smart modern feel to it, hardwood floors, modern down-lighting and an excellent range of comfortable seating. Widescreen TV's, music and a pool table for entertainment. The large bar servery sits prominently to one end of the bar area which has capacity for live entertainment or similar at the opposite end. Off the bar is an outside area laid out to neat decking and garden. This provides 20 seated covers and a bespoke, covered area. Internally the bar has 60 fully seated covers, yet accommodates far more patrons on a busy evening. The Bar has the added benefit of separate main door access separating casual customers from the reception and other hotel operations.

To the right off the reception sits the Red Pepper Restaurant and the private dining room which is set to 16 covers. These are both furnished to a high standard and support a flexible range of dining options from a more intimate dinner for 2 to a private family dinner or function. Stairs lead up from the reception hallway to the seven letting bedrooms contained within the hotel.

## LETTING BEDROOMS

The hotel has 7 letting bedrooms to sleep 13 guests (1 family, 3 doubles and 3 singles). These are all well-appointed and most comfortable with modern facilities. All bedrooms have modern ensuite shower rooms, central heating, tea/coffee making facilities and TV's. Six bedrooms are on the first floor, with one double room on the second floor.

## OWNERS ACCOMMODATION

The proprietors do not presently live in the hotel themselves, however there is scope within the hotel to utilise unused accommodation as owners living area.







## SERVICE AREAS

The hotel has a well-equipped kitchen with commercial catering capability and a fully vented extract system. There is a wash-up area with commercial dish-wash system, still room and laundry facilities. The beer cellar and spirit store are conveniently located at basement level below the main bar servery. The business has adequate storage facilities and a laundry cupboard on the first floor.

## SERVICES

Mains electricity, water supply and drainage. Gas central heating and mains gas. Wi-Fi is available throughout.

## EPC RATING

The subjects have an Energy Performance Certificate rating of 'bbc'.

## LICENSES

The business holds a license under the Licensing Scotland Act 2005. A copy of the operating plan will be made available to interested parties post viewing.

## BUSINESS RATES

The Holborn Hotel has a rateable value of £50,000, reference 01/01/664165/8.

## PLANS

A copy of the title and building layout plans are available from the selling agents.

## ACCOUNTS

The Holborn Hotel is a profitable business with strong turnover. Full accounting information will be made available to seriously interested parties subsequent to formal viewing.











## WEBSITE

[www.holbornhotelthurso.co.uk](http://www.holbornhotelthurso.co.uk)

## PRICE

Offers in the Region Off £540,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

## FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. We have access to a large team of legal experts who can act in all legal matters arising to include conveyancing and license transfers.

## DIRECTIONS

See location map. What3words reference ///feasting.songbirds.supposes

## VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, Kenneth Street, Inverness IV3 5NR

Tel: 01463 714757

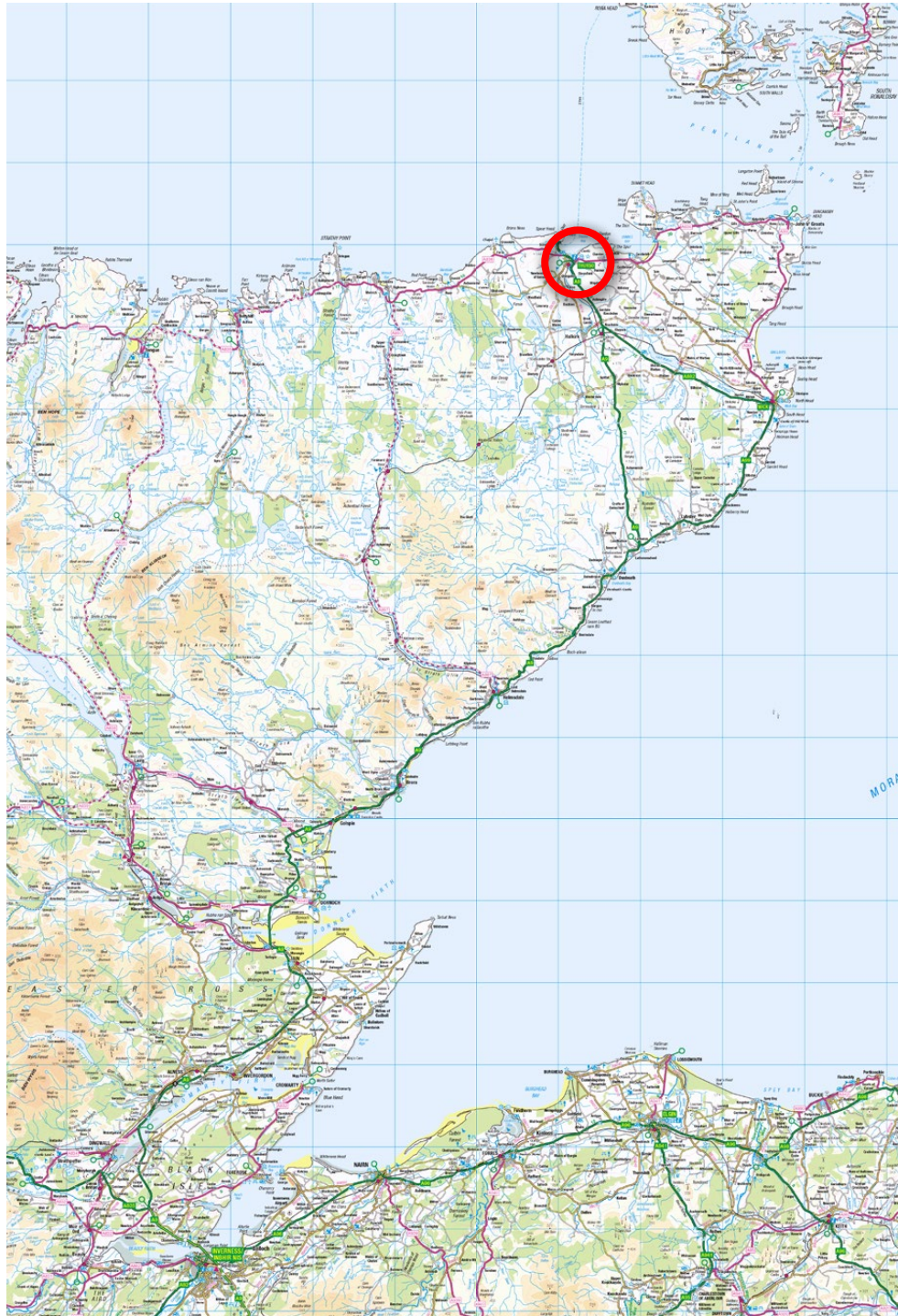
Mob: 07799896931

E: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

W: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

## OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a closing date.



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